

Jerry S. Dunietz, Esquire
25 West Middle Lane
Rockville, Maryland 20850
(301) 340-2020

**SUBSTITUTED
TRUSTEES' SALE
OF
VALUABLE IMPROVED
FEE SIMPLE
PROPERTY
EQUITY NO. 34333**

Under and by virtue of the power of sale contained in a certain deed of trust from Equity Fund Home Investors to Miller S. Redden, trustee, dated the 27th day of April, 1981, and recorded in Book 1145, Page 124 among the Land Records of Frederick County, Maryland, the holder of the indebtedness as secured by the deed of trust having appointed A. Howard Metro and Larry E. Walker, substituted trustees, by instrument duly executed, acknowledged and recorded among the Land Records, of the County aforesaid, default having occurred under the terms thereof and at the request of the party secured thereby, the undersigned substituted trustees will sell at public auction at the main entrance to the Frederick County Courthouse, 100 West Patrick Street, Frederick, Maryland, on Wednesday, May 9, 1984, at 10:00 a.m.

ALL THAT LOT OF GROUND AND THE IMPROVEMENTS THEREON, situated in Frederick County, Maryland and described as follows:

Being known and designated as Lot number Thirteen (13) as shown Plat entitled "Plat O Subdivision of Parcel "Section Eight, HILLCRE ORCHARDS" which Plat recorded among the Land Records of Frederick County in Plat Book No. Folio 194; which has address of 525 Ellrose Court, Frederick, Maryland 21701.

The property will be subject to all conditions, liens, restrictions, and agreements of record affecting same, if any, subject to a certain hold, the terms of which be announced at the time of the sale.

TERMS OF SALE: A cash deposit or certified check of Five Thousand Dollars (\$5,000.00) shall be paid at the time and place of sale, balance in cash at settlement which shall be twenty (20) days after final ratification of sale by the Circuit Court for Frederick County, Maryland unless said period is extended by the Trustees, their successors or assigns for good cause shown, time being of the essence; interest at the rate of thirteen percent (13%) per annum shall be paid on unpaid purchase money from date of sale to date of settlement. Taxes and water rent to be adjusted to date of sale. All other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District charges shall be adjusted to date of sale and assumed thereafter by the purchaser. Cost of all documentary stamps, transfer taxes, document preparation and title insurance shall be borne by the purchaser. The improvements are being sold in an "as is" condition with purchaser responsible for any and all outstanding housing code violations.

**SUBSTITUTED
TRUSTEES**

**A. Howard Metro
Larry E. Walker**

Apr.

| | | | | | |
|---|--|--|--|---|--|
| SENDER: Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse. | | (CONSULT POSTMASTER FOR FEES) 1. The following service is requested (check one). <input checked="" type="checkbox"/> Show to whom and date delivered <input type="checkbox"/> Show to whom, date, and address of delivery .. 2. RESTRICTED DELIVERY (The restricted delivery fee is charged in addition to the return receipt fee.) | | TOTAL \$ | |
| 3. ARTICLE ADDRESSED TO: EQUITY FUND HOME INVESTORS 19544 Clubhouse Road Gaithersburg, MD 20879 | | ARTICLE NUMBER 170538 | | 4. TYPE OF SERVICE: <input type="checkbox"/> REGISTERED <input type="checkbox"/> INSURED <input checked="" type="checkbox"/> CERTIFIED <input type="checkbox"/> COD <input type="checkbox"/> EXPRESS MAIL | |
| 5. DATE OF DELIVERY (Always obtain signature of addressee or agent) I have received the article described above. SIGNATURE <input type="checkbox"/> Addressee <input type="checkbox"/> Authorized agent <i>James Walker</i> | | | | | |
| 6. ADDRESSEE'S ADDRESS (Only if requested) (May be on reverse) | | | | | |
| 7. UNABLE TO DELIVER BECAUSE: 7a. EMPLOYEE'S INITIALS | | | | | |

PS Form 3811, July 1982

RETURN RECEIPT